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Certified that the document is admitted to registration. The signature's duty/stamps & the endorsement stamp/stamps attached with this document are the part of this document.

Kuo
Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

02 JUN 2015

DEED OF CONVEYANCE

1. Date : 2nd June 2015
2. Place : Kolkata
3. Parties :
 - 3.1 MISHRILAL SHAW | PAN
NO. ALAPS6382G|, son

নং ২৬২/১৫

নং ২০৬৭
MINAKI CHATTOPADHYAY
Advocate
Judges Court, Barasat

স্বাক্ষরকারীর নাম

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হাফড়া এ.ডি.এস.আর অফিস, জেলা- উত্তর ২৪ পরগণা
ভেঙারের নাম স্বপ্না ঘোষ



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

02 JUN 2015

Koistma Das
to Haromohan Das
D/7. Arjunpur, P.O. Arjunpur
P.S. Balguchi
Kat - 700059
Occupation - Advocate

of Late Harilal Shaw, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at AH/4, Rajarhat Road, Jyangra, Govinda Nivas, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal.

Represented by his Constituted Attorney, LINA DAS [PAN NO. ADOPD5491RI], wife of Kusamadhab Das, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Flat No. C/2, 2nd Floor, Kanchanjanga Apartment, Tegharia Main Road, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, presently residing at Green Wood Park, HIG-III, Flat No. 3DB-2, 3rd Floor, P.O. New Town, P.S. New Town, Action Area-I, Kolkata - 700 156, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "OWNER/VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the ONE PART.

AND

3.2 KUSAMADHAB DAS [PAN NO. ADFPD8068D], son of Late Madan Mohon Das, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Flat No. C/2, 2nd Floor, Kanchanjanga Apartment, Tegharia Main Road, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, presently residing at Green Wood Park, HIG-III, Flat No. 3DB-2, 3rd Floor, P.O. New Town, P.S. New Town, Action Area-I, Kolkata - 700 156, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "PURCHASER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Owner/Vendor and Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 Said Property : ALL THAT piece and parcel of a demarcated plot of Sali land measuring **4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft.** be the same a little more or less, lying and situate at **Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 4445, R.S./L.R. Dag No. 4472/4622** under C.S. Khatian No. 1175, R.S. Khatian No. 1270, L.R. Khatian No. 11756, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Rajarhat Gopalpur Municipality, having Holding No. 638, BL-H/H, in Ward No. 20, [Arunachal (Hatiara)], in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith and morefully described in the Schedule below [**SAID PROPERTY/SOLD PROPERTY**].

5. Background, Representations, Warranties and Covenants :

5.1 Representations and Warranties Regarding Title : The Owner/Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 Absolute Ownership of Sushila Sundari Ghosh : One Sushila Sundari Ghosh was the absolute owner of land measuring 173 decimals more or less including land comprised in C.S. Dag No. 4445, R.S. Dag No. 4472/4622 under C.S. Khaian No. 1175, R.S. Khatian No. 1270, in Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, alongwith other land, by virtue of a Registered Deed of Conveyance, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 1630 for the year 1951.

5.1.2 Gift by Sushila Sundari Ghosh to Panchanan Ghosh : The said Sushila Sundari Ghosh gifted the aforesaid land to one Panchanan Ghosh, by the strength of a Registered Deed of Gift, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 2799 for the year 1951.

- 5.1.3 **Deed of Jivan Satta Executed by Panchanan Ghosh to the said Sushila Sundari Ghosh :** The said Panchanan Ghosh executed a Registered Deed of Jivan Satta in favour of the said Sushila Sundari Ghosh, wherein the said Panchanan Ghosh transferred a portion of land measuring 6 (Six) Bighas more or less to the said Sushila Sundari Ghosh. The said Deed was registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded as Deed No. 3238 for the year 1951.
- 5.1.4 **Joint Sale by Panchanan Ghosh & Sushila Sundari Ghosh to Bhubaneswar Chakraborty :** The said Panchanan Ghosh & Sushila Sundari Ghosh, out of their jointly sold, transferred and conveyed a land measuring 87 Decimals more or less comprised in C.S. Dag No. 4445, R.S. Dag No. 4472/4622 under C.S. Khaian No. 1175, R.S. Khatian No. 1270, in Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Bhubaneswar Chakraborty, by the strength of a Registered Deed of Conveyance, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 22, Pages 81 to 83, being Deed No. 1534 for the year 1953.
- 5.1.5 **Sale by Bhubaneswar Chakraborty to Hrishikesh Chakraborty :** The said Bhubaneswar Chakraborty plotted the aforesaid purchased land and sold, transferred and conveyed a demarcated plot of land measuring 5 (Five) Cottahs 5 (Five) Chittacks 0 (Zero) sq.ft. more or less comprised in C.S. Dag No. 4445, R.S. Dag No. 4472/4622 under C.S. Khaian No. 1175, R.S. Khatian No. 1270, in Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Hrishikesh Chakraborty, son of Late Natabar Chakraborty, by the strength of a Registered Deed of Conveyance, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 68, Pages 14 to 16, being Deed No. 4309 for the year 1968. It is to be mentioned here that in the said deed, bearing No. 4309 for the year 1968, the said Bhubaneswar Chakraborty and his brother Bireswar Chakraborty jointly signed as landowners as because in that time their family was a joint hindu family.
- 5.1.6 **Final Measurement of the said Purchased Land :** After purchasing the same, the said Hrishikesh Chakraborty measured the aforesaid purchased land and it is found that the actual and physical measurement of the said purchased land is 4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. more or less instead of land measuring 5 (Five) Cottahs 5 (Five) Chittacks 0 (Zero) sq.ft. more or less.

- 5.1.7 **Sale by Hrishikesh Chakraborty to Hiralal Bari :** The said Hrishikesh Chakraborty sold, transferred and conveyed the aforesaid physical land measuring 4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. more or less comprised in C.S. Dag No. 4445, R.S. Dag No. 4472/4622 under C.S. Khaian No. 1175, R.S. Khatian No. 1270, in Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Hiralal Bari, son of Late Surajbali Bari, by the strength of a Registered Deed of Conveyance, registered on 12.02.1988, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 17, Pages 425 to 434, being Deed No. 946 for the year 1988.
- 5.1.8 **Absolute Ownership of Hiralal Bari under Deed No. 946 for the year 1988 :** Thus on the basis of the aforesaid deed, bearing Deed No. 946 for the year 1988, the said Hiralal Bari, became the absolute owner of the aforesaid land measuring 4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. more or less comprised in C.S. Dag No. 4445, R.S. Dag No. 4472/4622 under C.S. Khaian No. 1175, R.S. Khatian No. 1270, in Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.9 **Sale by Hiralal Bari to the present owner, Mishrilal Shaw :** The said Hiralal Bari sold, transferred and conveyed the aforesaid land measuring 4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. more or less comprised in C.S. Dag No. 4445, R.S. Dag No. 4472/4622 under C.S. Khaian No. 1175, R.S. Khatian No. 1270, in Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to the present owner, Mishrilal Shaw, by the strength of Registered Deed of Conveyance, registered on 14.11.2008, registered in the office of the D.S.R. II, North 24 Parganas at Barasat and recorded in Book No. I, CD Volume No. 5, Pages 9420 to 9435, being Deed No. 05362 for the year 2009.
- 5.1.10 **Record by Mishrilal Shaw :** After purchasing the same, the said Mishrilal Shaw recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 11756, and also in the record of the concerned Rajarhat Gopalpur Municipality, having Holding No. 638, BL-H/H, in Ward No. 20, in respect of the aforesaid plot of land.

- 5.1.11 **Absolute Ownership of Mishrilal Shaw under Deed No. 05362 for the year 2009 :** Thus on the basis of the aforesaid deed, bearing Deed No. 05362 for the year 2009, the said Mishrilal Shaw, present owner herein, became the absolute owner of **ALL THAT** piece and parcel of a demarcated plot of Sali land measuring **4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Hatiara**, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 4445, **R.S./L.R. Dag No. 4472/4622** under C.S. Khatian No. 1175, R.S. Khatian No. 1270, L.R. Khatian No. 11756, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Rajarhat Gopalpur Municipality, having Holding No. 638, BL-H/H, in Ward No. 20, [Arunachal (Hatiara)], in the District North 24 Parganas, West Bengal.
- 5.1.12 **Registered General Power of Attorney Executed by Mishrilal Shaw in favour of Lina Das :** The said Mishrilal Shaw executed a Registered Deed of General Power of Attorney, appointing the said Lina Das, wife of Kusamadhab Das, as his constituted attorney with power to sell, transfer and convey the aforesaid total land or any part of it. The said General Power of Attorney was registered on 26.03.2014, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. IV, CD Volume No. 1, Pages 3477 to 3487, being Deed No. 00301 for the year 2014.
- 5.2 **Desire of Mishrilal Shaw to the present Purchaser :** The said Mishrilal Shaw, Owner/Vendor herein, through his Constituted Attorney, decides to sell **ALL THAT** piece and parcel of a demarcated plot of Sali land measuring **4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Hatiara**, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 4445, **R.S./L.R. Dag No. 4472/4622** under C.S. Khatian No. 1175, **R.S. Khatian No. 1270, L.R. Khatian No. 11756**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Rajarhat Gopalpur Municipality, having Holding No. 638, BL-H/H, in Ward No. 20, [Arunachal (Hatiara)], in the District North 24 Parganas, West Bengal [**SAID PROPERTY/SOLD PROPERTY**] morefully described in the Schedule herein under written, to the present Purchaser, at a total consideration of **Rs. 28,00,000.00 (Rupees Twenty Eight Lakh) only**.
- 5.2.1 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal of the Owner/Vendor herein and agreed to purchase the **SAID PROPERTY** morefully described in the

Schedule hereunder written, at an agreed consideration of Rs. 28,00,000.00 (Rupees Twenty Eight Lakh) only.

- 5.2.2 **Title of the Owner/Vendor :** Thus in the abovementioned circumstances, and on the basis of the aforementioned deed, the Owner/Vendor has become the absolute owner of the Said Property.
- 5.2.3 **True and Correct Representations :** The Owner/Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.3 **Representations, Warranties and Covenants regarding Encumbrances :** The Owner/Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.3.1 **No Acquisition / Requisition :** The Owner/Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.3.2 **No Excess Land :** The Owner/Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.3.3 **No Encumbrance by Act of Owner/Vendor :** The Owner/Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.3.4 **Right, Power and Authority to Sell :** The Owner/Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.3.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owner/Vendor.

5.3.6 **No Right of Preemption** : No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.3.7 **No Mortgage** : No mortgage or charge has been created by the Owner/Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.3.8 **Free From All Encumbrances** : The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owner/Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or the Owner/Vendor's predecessors-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.

5.3.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.3.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Owner/Vendor from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase** : The Owner/Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Owner/Vendor herein.

7. **Transfer :**

7.1 **Hereby Made** : The Owner/Vendor hereby sell, convey and transfer to the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Schedule below free from all encumbrances.

- 7.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of Rs. 28,00,000.00 (Rupees Twenty Eight Lakh) only paid by the Purchaser to the Owner/Vendor, receipt of which the Owner/Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.
8. **Terms of Transfer** :
- 8.1 **Salient Terms** : The transfer being effected by this Conveyance is :
- 8.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Owner/Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Owner/Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the Owner/Vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owner/Vendor about the correctness of the Owner/Vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor shall, at the costs, expenses of the purchaser, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Owner/Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owner/Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession :** The Owner/Vendor hereby covenants that the Purchaser and his heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.
- 8.6 **Indemnity :** The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation :** The Owner/Vendor declares that the Purchaser can fully be entitled to mutate his name in the record of the B.L. & L.R.O. and also in the record of the concerned Rajarhat Gopalpur Municipality and / or any other concerned authority/authorities and to pay tax or taxes and all other impositions in his own name. The Owner/Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts :** The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO[SOLD PROPERTY/SAID PROPERTY]

ALL THAT piece and parcel of a demarcated plot of Sali land measuring 4 (Four) Cottahs 7 (Seven) Chittacks 30 (Thirty) sq.ft. be the same a little more or less, lying and situate at Mouza - Hatiara, J.L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana - Kalikata, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 4445, R.S./L.R. Dag No. 4472/4622 under C.S. Khatian No. 1175, R.S. Khatian No. 1270, L.R. Khatian No. 11756, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Rajarhat Gopalpur Municipality, having Holding No. 638, BL-H/H, in Ward No. 20, [Arunachal (Hatiara)], in the District North 24 Parganas, West Bengal. The land is butted & bounded as follows :-

ON THE NORTH : Land of Dulal Bose.

ON THE SOUTH : 12 ft. Wide Common Road [Arunachal (Hatiara)].

ON THE EAST : 12 ft. Wide Common Road [Arunachal (Hatiara)].

ON THE WEST : Land of Papri Roy & Bimal Basu.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Koishin Das*
 PD/7 Asjampur P.S. Bagulur
 Kal - 59

2. *Hari Chand Biswas*
Ram Narayan Bera Bera
P.S. Aira Port
 KOL - 136

Lina Das.

Lina Das

As Constituted Attorney of

Mishrilal Shaw

Owner/Vendor

Drafted By :

Panab Nanyan Anandhan
Adv.
F/1305/2011

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph : 2570 8471.

Kusamadhhab Das.

Kusamadhhab Das

Purchaser

Composed By :

Gopa Dasgupta

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Contd.....13

MEMO OF CONSIDERATION

Received a sum of Rs. 28,00,000.00 (Rupees Twenty Eight Lakh) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

Witnesses :-

1. *Krishna Das*

2. *Hari Prasad Biswas*

Lina Das.

Lina Das

As Constituted Attorney of

Mishrilal Shaw

Owner/Vendor

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Lina Das</i>	LH.					
	RH.					


ATTESTED:- *Lina Das*

 <i>Kusamadhhab Das</i>	LH.					
	RH.					

ATTESTED:- *Kusamadhhab Das*

	LH.					
	RH.					

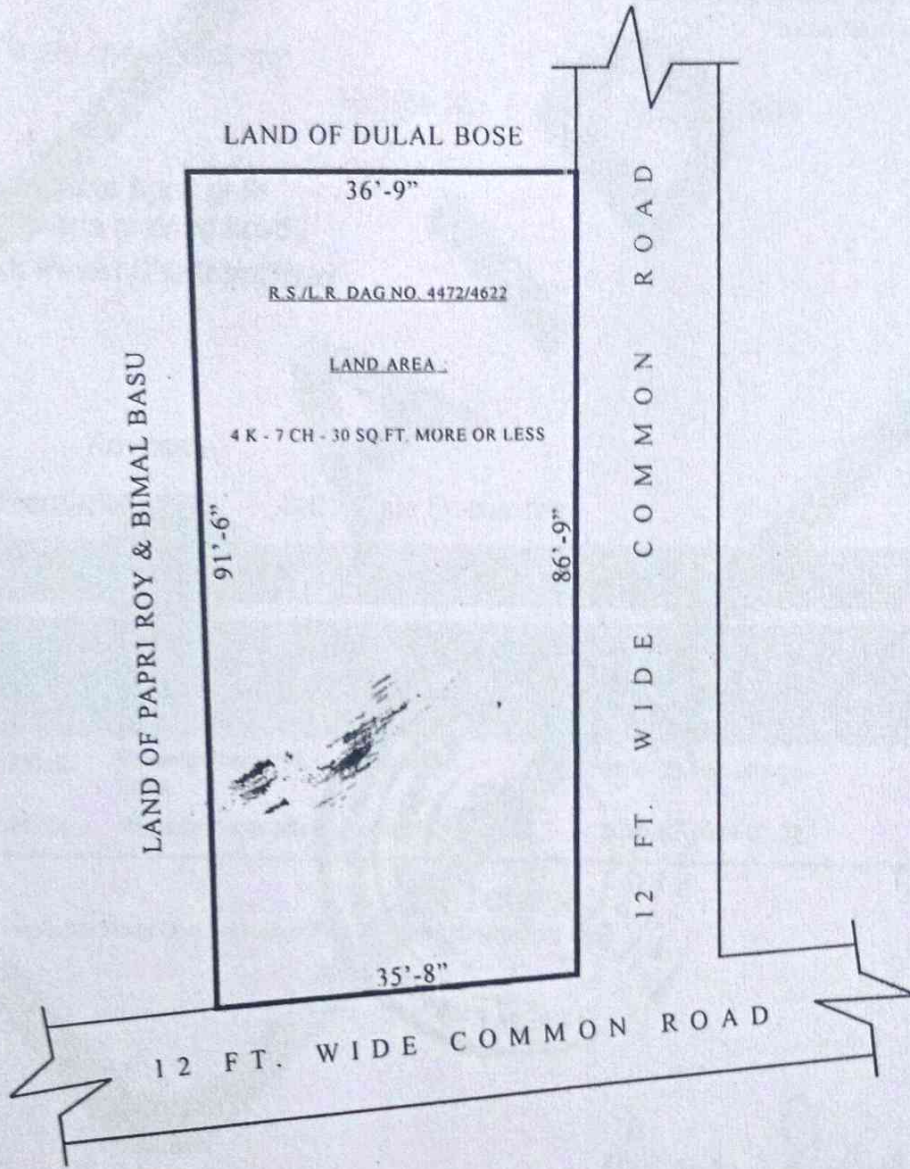
ATTESTED:-

	LH.					
	RH.					

ATTESTED:-

SITE PLAN OF SALI LAND MEASURING 4 COTTAHS 7 CHITTACKS 30 SQ. FT. MORE OR LESS AT MOUZA - HATIARA, J.L. NO. 14, P.S. NEW TOWN, COMPRISED IN C.S. DAG NO. 4445, R.S./L.R. DAG NO. 4472/4622 UNDER C.S. KHATIAN NO. 1175, R.S. KHATIAN NO. 1278, L.R. KHATIAN NO. 11756, RAJARHAT GOPALPUR MUNICIPALITY, HAVING HOLDING NO. 638, BL-H/H. IN WARD NO. 28, DISTRICT NORTH 24 PARGANAS, WEST BENGAL.

VENDOR : MISHRILAL SHAW, REPRESENTED BY HIS CONSTITUTED ATTORNEY, LINA DAS
PURCHASER : KUSAMADHAB DAS



NOT IN SCALE
DRAWN BY
GOPA DASGUPTA

Lina Das.
SIGNATURE OF VENDOR

Kusamadhab Das.
SIGNATURE OF PURCHASER

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

SRN: 19-201516-000628666-1
SRN Date: 01/06/2015 13:36:15
BRN: 33488998

Payment Mode: Online Payment
Bank: Bank of Boroda
BRN Date: 01/06/2015 13:38:00

DEPOSITOR'S DETAILS

Id No. : 15230000193677/1/2015
[Query No./Query Year]

Name : Pinaki chattopadhyay
Contact No. : Mobile No. : +91 9830061809
E-mail :
Address : sangeeta appt, gr flr
tegharia main rd,kol-59
Applicant Name : Mr Pinaki Chattopadhyay
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000193677/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	37444
2	15230000193677/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	204150

Total

241594

In Words : Rupees Two Lakh Forty One Thousand Five Hundred Ninety Four only

Lina Das.
Kusamadhav Das.

Seller, Buyer and Property Details

Buyer Details

Seller Details

Name, Address, Photo, Finger print and Signature

Mr Mishrilal Shaw

Son of Mr Late Harilal Shaw

AH/4, Rajarhat Road, Jyanga, Kolkata 700059, P.O:- Hatiara, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ALAPS6382G, Status : Self

Represented by his constituted attorney as given below:-

(1)

Mrs Lina Das

Wife of Mr Kusamadhab Das

Flat No. C/2, 2nd Floor, Kanchanjanha Apt., P.O:- Hatiara, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADOPD5491R, Status : Attorney

Date of Execution : 02/06/2015

Date of Admission : 02/06/2015

Place of Admission of Execution : Office



6/2/2015 12:05:49
PM hrs



LTI
6/2/2015 12:05:57
PM hrs

Lina Das

6/2/2015 12:06:14 PM hrs

Buyer Details

Name, Address, Photo, Finger print and Signature

Mr Kusamadhab Das
 Son of Mr Late Madan Mohan Das
 Green Wood Park, HIG-III, Flat No. 3DB-2, 3rd Floo, P.O:-
 New Town, P.S:- Rajarhat, District:-North 24-Parganas, West
 Bengal, India, PIN - 700156
 Sex: Male, By Caste: Hindu, Occupation: Retired Person,
 Citizen of: India, PAN No. ADFPD8068D,
 Status : Self
 Date of Execution : 02/06/2015
 Date of Admission : 02/06/2015
 Place of Admission of Execution : Office



6/2/2015 12:04:48
 PM hrs



LTI
 6/2/2015 12:04:59
 PM hrs

Kusamadhab Das

6/2/2015 12:05:36 PM hrs

3. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Krishna Das Son of Mr Haro Mohon Das Arjunpur, Kolkata 700059, P.O:- Arjunpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Kusamadhab Das, Mrs Lina Das	<i>Krishna Das</i> 6/2/2015 12:06:33 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Arunachal(Hatiara), Mouza: Hatiara	RS Plot No:- 4472/4622 , RS Khatian No:- 1270	4 Katha 7 Chatak 30 Sq Ft	28,00,000/-	34,04,166/-	Proposed Use: Shall, ROR: Shall, Width of Approach Road: 12 Ft.,

19/06/2015 Query No:-15230000193677 / 2015 Deed No :1 - 152306173 / 2015, Document is digitally signed.

Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Pinaki Chattopadhyay
Address	Sangeeta Apt, Gr Fl, Teghoria Main Rd, Kol 700 157 Near Lokenath Mandir Or Sibottobhumi Khelar Math, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

19/06/2015 Query No:-15230000193677 / 2015 Deed No :I - 152306173 / 2015, Document is digitally signed.

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas
Endorsement For Deed Number : I - 152306173 / 2015

Deed No/Year	15230000193677/2015	Serial no/Year	1523006593 / 2015
Deed No/Year	I - 152306173 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Lina Das	Presented At	Office
Date of Execution	02-06-2015	Date of Presentation	02-06-2015
Remarks			

On 02/06/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:51 hrs on : 02/06/2015, at the Office of the A.D.S.R. RAJARHAT by Mrs Lina Das ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 02/06/2015 by

Mr Kusamadhab Das, Son of Mr Late Madan Mohan Das, Green Wood Park, HIG-III, Flat No. 3DB-2, 3rd Floor, P.O: New Town, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Retired Person

Indetified by Mr Krishna Das, Son of Mr Haro Mohon Das, Arjunpur, Kolkata 700059, P.O: Arjunpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate

Executed by Attorney

Execution by

Mrs Lina Das, Flat No. C/2, 2nd Floor, Kanchanjangha Aprt., P.O: Hatiara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157

as the constituted attorney of

1. Mr Mishrilal Shaw, AH/4, Rajarhat Road, Jyangra, Kolkata 700059, P.O: Hatiara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700059

Indetified by Mr Krishna Das, Son of Mr Haro Mohon Das, Arjunpur, Kolkata 700059, P.O: Arjunpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate is admitted by him

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,444/- (A(1) = Rs 37,444/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,444/-

Description of Online Payment

1. Rs 37,444/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Bank of Boroda (BARBOINDIAE)

Amount of Stamp Duty

It is certified that required Stamp Duty payable for this document is Rs. 2,04,250/- and Stamp Duty paid by Stamp
Rs 100/-, by online = Rs 2,04,150/-

Description of Stamp

Rs 100/- is paid on Impressed type of Stamp, Serial no 2067, Purchased on 26/02/2015, Vendor named
SWAPNA GHOSH.

Description of Online Payment

Rs 2,04,150/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Bank of Baroda (BARBOINDIAE)



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 27/05/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
34,04,166/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

19/06/2015 Query No:-15230000193677 / 2015 Deed No :I - 152306173 / 2015, Document is digitally signed.

DATED THE DAY OF 2015

DEED OF CONVEYANCE

BETWEEN

Mishrilal Shaw

Owner/Vendor

Kusamadhab Das

Purchaser

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2015, Page from 8729 to 8751
Serial No 152306173 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.06.19 17:14:04 +05:30
Reason: Digital Signing of Deed.

Dhar

Debasish Dhar) 6/19/2015 5:14:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

19/06/2015 Query No:-15230000193677 / 2015 Deed No :! - 152306173 / 2015, Document is digitally signed.